

CITY OF CHEBOYGAN PLANNING COMMISSION
Planning Commission Special Meeting
Monday, September 11, 6:00 p.m.

Present: Granger, Khan-King, Kopernik, Sullivan, O'Brien, Horntvedt
Excused: Rogers
Admin: Sabolsky

Call to order at 6:02 by Granger. Kopernik motioned to approve minutes of June 26, 2023 as presented. Horntvedt stated 3rd paragraph from bottom should spell out PC as Public Comment. Granger said in the 5th paragraph where it reads 1 parking space for each of the 49 maximum capacity should read 1 space per 3 up to 49 maximum capacity. Kopernik motioned to approve as amended second by Horntvedt. Motion carried unanimously.

Granger opened public hearing to rezone Parcels 055-G16-001-00 and 055-001-204-001-00 from One Family Residential (R01) to Multi-Family Residential (R-M) at 6:04.

Three residents of the subdivision that abuts proposed properties (Kurt Beard, Ned Workman and Sue Williams) spoke regarding their concerns with multi family development. Their concerns were with traffic particularly if Spooner is to be used for ingress and egress. The second concern was regarding drainage. "Lake Spooner" appears each spring. It got worse since Baraga School was constructed. The final concern was with regard to what sort of "quality" of construction would take place. They were not in opposition to a development they just want more information with regard to what is proposed.

Granger reminded the audience and the board that this was a public hearing, public addresses the commission and the commission just listens.

The public thanked Commissioner Horntvedt for looking at the property and answering their questions. They also stated concerns about things being torn up for infrastructure improvements and wondered if their taxes would increase.

Granger closed public comment at 6:18.

Developer Steve Crozier addressed the commission. He stated he is from the Bliss area and is familiar with Northern Michigan. The development would be in phases. Phase 1 would be 40 – 60 units. All his developments have an onsite manager and facilities manager. He stated the main entrance would be off Western with Loomis as a backup. Spooner would only be for emergencies. He stated they have been working with the City regarding infrastructure for a long period of time.

Granger pointed out that in the past there have been requests to rezone the property with no specific plans for development. He also stated Spooner could not be used as the main road because it was part of a platted subdivision. He cited the Subdivision

Control Act. Sabolsky stated the law would have to be confirmed. Horntvedt stated the Planning Commission only makes recommendations to City Council. Granger stated this rezoning was the first step. If Council approves rezoning, then a site plan would have to be presented to the Planning Commission. The public would have the opportunity to review it.

O'Brien stated Cheboygan is a welcoming community, we all like to get together with neighbors but housing is needed. Kopernik stated there is a need for housing for the "missing middle" statewide. These are Law Enforcement staff, teachers, medical professionals etc.

Granger questioned whether the property had been sold. Realtor Jewell and Developer Crozier confirmed that the purchase was contingent upon the rezoning.

Hornvedt asked Crozier if Spooner was not allowed to be a main throughfare would that be a problem, Crozier stated it would not.

King asked Crozier to restate whether it would be a problem if Spooner was not to be used. Crozier stated Western was proposed for main ingress and egress. Loomis would be back up. No problem not using Spooner.

Sabolsky told the audience he could meet with them and Jason Karmol (Public Works Director) to investigate "Lake Spooner". This was the first he has heard there is a problem.

Horntvedt made a motion to recommend rezoning Parcels 055-G16-001-00 and 055-001-204-001-00 from One Family Residential (R01) to Multi-Family Residential (R-M) with the following stipulations:

Close on the property within 3 months

Provide Drainage Plan within 1 year

Provide Site Plan within 1 year

If any of the above not met the property reverts back to One Family Residential

Kopernik questioned whether or not we could put those stipulations on rezoning. Sabolsky said article MCL 125.3405 allows the city to make those stipulations. Hornvedt restated the motion, second by Kopernik motion passed unanimously.

Meeting adjourned by order of the President at 6:45 p.m.

Submitted by,

Linda Rogers, Secretary
City of Cheboygan Planning Commission